



FOR LEASE | Up to 30,073 s.f. available

## PERIMETER PARK WEST PHASE II

128,226 S.F. CLASS A BUSINESS PARK  
LOCATED IN CLERMONT, FL

### LEASING CONTACTS:

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### OWNER CONTACT:

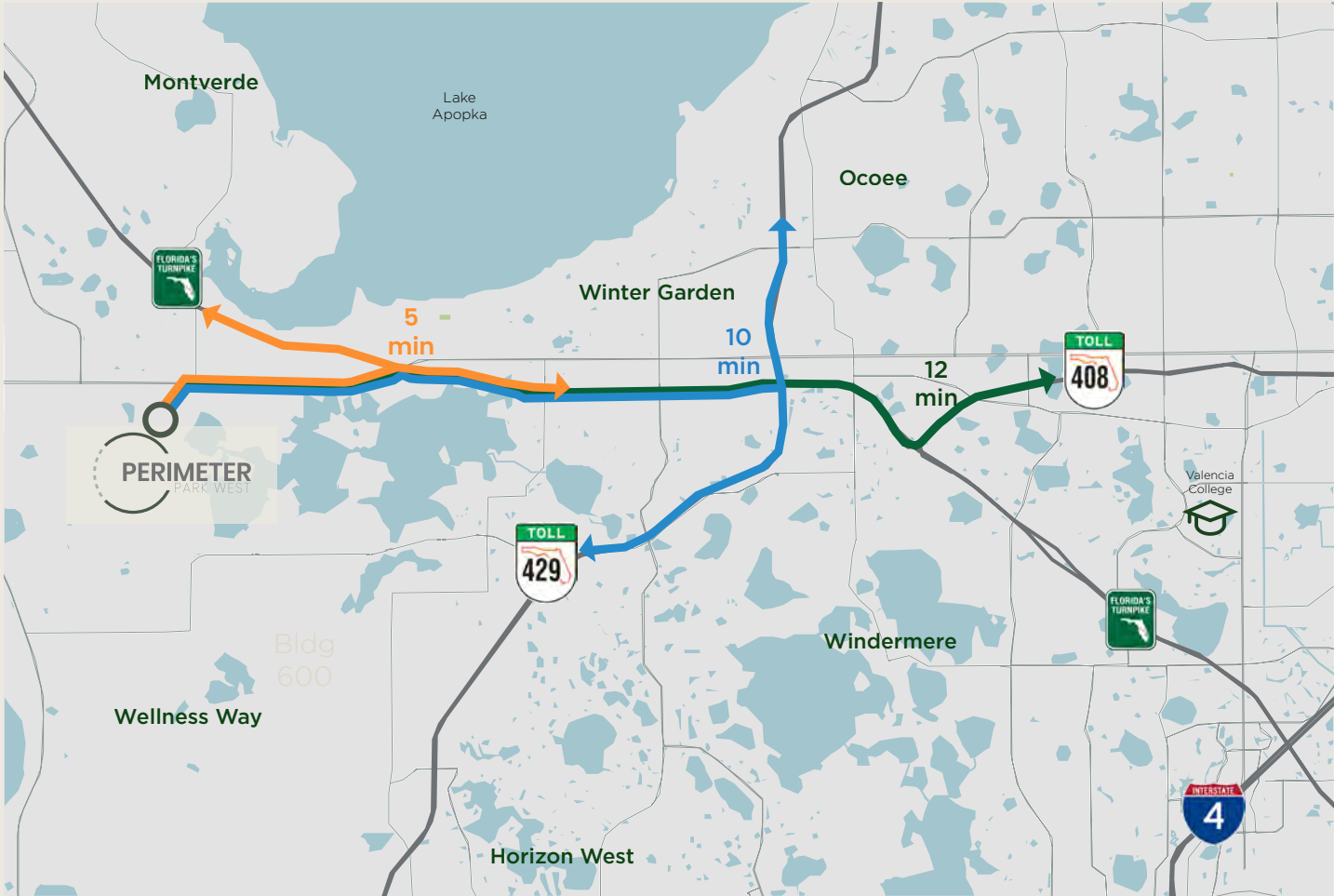
**Maggie Manusama**  
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# OVERALL PARK SPECIFICATIONS

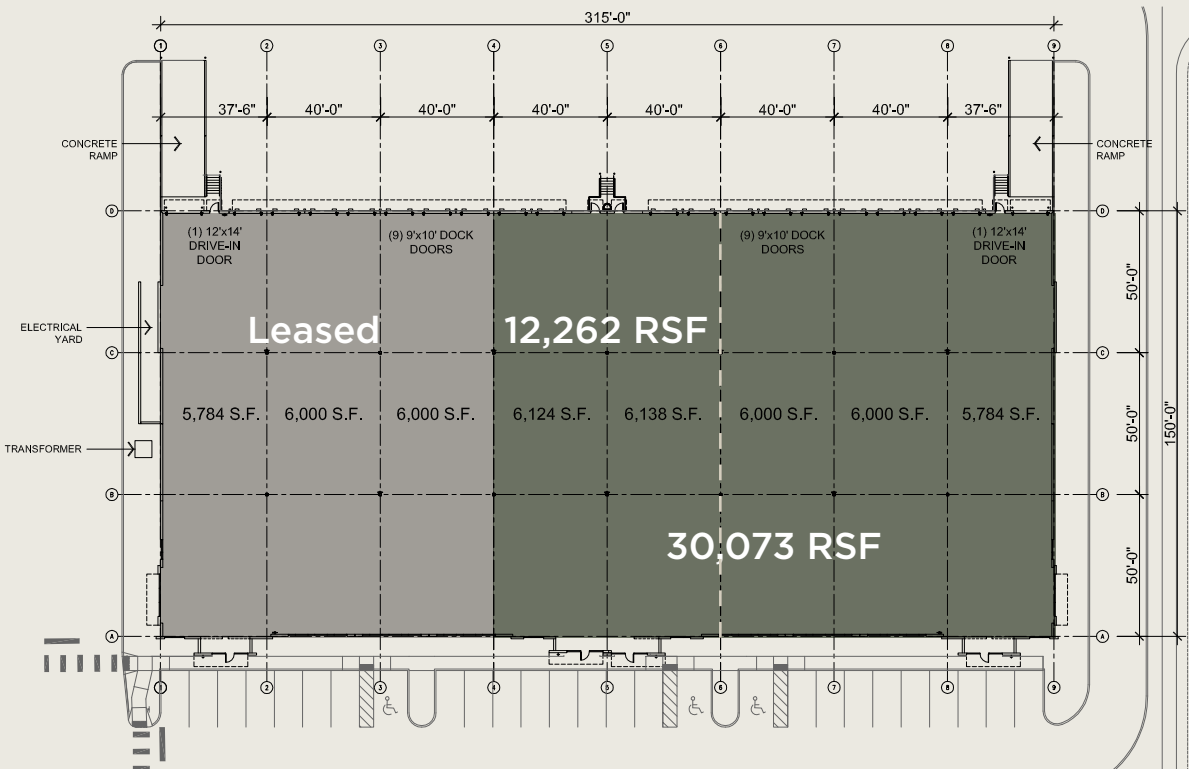
- 128,226 s.f. total
    - Building 100 - 47,883 s.f.
    - Building 200 - 40,104 s.f.
    - Building 300 - 40,239 s.f.
  - **30,073 s.f. available**
  - Dock-high and grade level buildings
  - Rear and front load configuration
  - 20' – 30' clear heights
  - ESFR sprinklers
- Tilt wall construction
  - Five minutes to Florida's Turnpike
  - 3+ million people within 60 minutes
  - 1.42/1,000 s.f. avg parking ratio
  - Zoned MP, Lake County
  - Within minutes of numerous car dealerships, Lake Sumter State College, Rooms-To-Go, Home Depot, Wal-Mart Supercenter, and Clermont Landing, which includes JC Penney, Michaels, Ross, and retailers and restaurants



# BUILDING SPECS

**BUILDING 100**  
2159 RAY GOODGAME PKWY

Bldg size	47,883 s.f.
Available	<b>12,262 - 30,073 s.f.</b>
Office	1,454 s.f.
Clear height	30'
Dock doors	11 - 9' x 10'
Ramps	1 - 12' x 10'
Loading	Rear
Building depth	150'
Column spacing	40' x 50'
Parking spaces	70
Parking ratio	1.46/1,000 s.f.
Truck court	118'-128'
Available	30 days
Lease rate	<b>\$13.50/s.f. NNN</b>





# DRIVE TIMES AND ACCESS

### ... major cities

- 1 hour, 30 minutes to Tampa
- 2 hours, 30 minutes to Jacksonville
- 3 hours, 45 minutes to Miami
- 6 hours to Atlanta, GA

### ... major amenities






- 30 minutes to Orlando Int'l Airport
- 27 minutes to Universal
- 24 minutes to Disney
- 31 minutes to Orange County Convention Center
- 27 minutes to Downtown Orlando

### ... major arteries

- 5 minutes to Florida's Turnpike
- 20 minutes to I-4
- 10 minutes to State Road 429
- 12 minutes to State Road 408
- 40 minutes to I-75



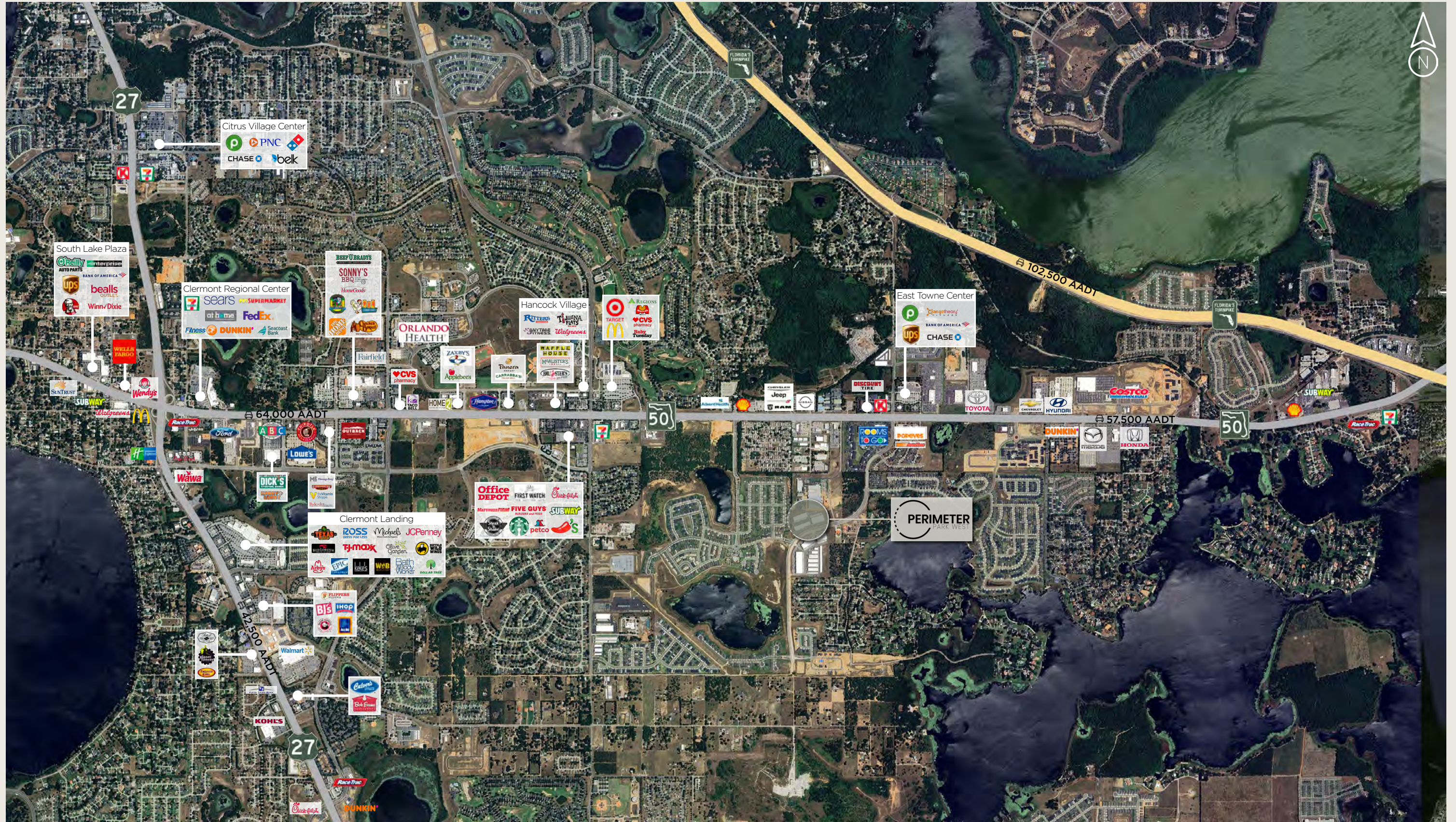
# DEMOGRAPHICS

	30 min	60 min	120 min
 Population	976,414	3,611,704	9,940,755
 Households	361,439	1,369,028	3,994,221
 Average Household income	\$112,802	\$107,492	\$103,827
 Businesses	48,754	135,330	371,159
 Employees	536,671	1,421,193	3,792,769





# AREA AMENITIES







*Leasing Company*

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